

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Roksana D. Moradi-Brovia (Bar No. 266572) W. Sloan Youkstetter (Bar No. 296681) RESNIK HAYES MORADI LLP 17609 Ventura Blvd., Suite 314 Encino, CA 91316 Telephone: (818) 285-0100 Facsimile: (818) 855-7013 roksana@RHMfirm.com sloan@RHMfirm.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor</p>	<p>FOR COURT USE ONLY</p>
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[illegible]

Sale Date: 03/02/2021	Time: 1:30 pm
Location: Courtroom 126, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 02/16/2021

Description of property to be sold:

Real Property commonly known as 21100 Via Los Laureles, Murrieta, CA 92562 (the "Subject Property").

Terms and conditions of sale:

The Subject Property will be sold "as is, where is," with no warranties or representations of any kind whatsoever.

Proposed sale price: \$ 1,200,000.00

Overbid procedure (if any):

See attached overbidding procedures.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

3/2/2021 at 1:30 p.m. in Courtroom 126, 3420 Twelfth Street, Riverside, CA 92501.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Roksana D. Moradi-Brovia (Bar No. 266572)
RESNIK HAYES MORADI LLP
17609 Ventura Boulevard, Suite 314
Encino, CA 91316
Direct Line: (818) 933-2843
Main Line: (818) 285-0100
Facsimile: (818) 855-7013
roksana@RHMFirm.com

Date: 02/03/2021

Overbidding Procedures

- (1) The initial overbid must be at least \$15,000 more than the initial bid of \$1,200,000. The overbid must be on substantially the same terms as set forth in the complete Residential Purchase Agreement attached as Exhibit “A” to the *Motion to Approve Sale* (“Motion”) filed concurrently herewith by Ronald Ward Komers, the “Debtor” in this Chapter 11 case.
- (2) Overbid increments will be \$5,000 after the initial overbid.
- (3) Escrow is to close by the later of 24-hours from entry of the order approving the Motion, or March 4, 2021 (the “Proposed Closing Date”).
- (4) Any successful overbidder must be able to close by the Proposed Closing Date.
- (5) Any party wishing to overbid on the Subject Property during the hearing on the Motion must contact Debtor’s counsel at least 72- hours prior to the hearing and provide evidence of available financial resources such as funds and/or proof of ability to finance up to the overbidder’s maximum bid to the Debtor’s reasonable satisfaction.
- (6) Any overbidder wishing to overbid on the Subject Property during the hearing must also submit, before the time of the hearing, a deposit for the purchase of the Subject Property, by cashier’s check or other cash equivalent in the amount of at least \$10,000 made payable to “RESNIK HAYES MORADI LLP CLIENT TRUST ACCOUNT.” The successful overbidder’s deposit will be applied towards the purchase of the Subject Property, and will not be refunded in the event the overbidder cannot successfully close escrow pursuant to the terms of the sale as proscribed herein.

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(7) If an agent/broker brings a prospective bidder who is ultimately the successful bidder and to whom the sale is approved, that agent/broker will share in the commission with Barbara Walker/Coldwell Banker Residential Brokerage (Debtor's real estate broker); the total commission shall not exceed 5% (2.5% even split), on the terms set forth in the Listing Agreement attached as Exhibit "B" to the Motion.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

17609 Ventura Blvd., Suite 314, Encino, CA 91316.

A true and correct copy of the foregoing document entitled (*specify*): NOTICE OF SALE OF ESTATE PROPERTY will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 2/4/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On (*date*) 2/4/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) 2/4/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

2/4/2021

Date

Ja'Nita Fisher

Printed Name

/s/ Ja'Nita Fisher

Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF) [CONTINUED]:

- Glenn R Bronson GRBronson@traskbritt.com, cawatters@traskbritt.com
- Steven Casselberry s.casselberry@mpglaw.com, j.jacobs@mpglaw.com
- Abram Feuerstein abram.s.feuerstein@usdoj.gov
- La Sheila Glenn lasheila.glenn@wellsfargo.com
- Everett L Green everett.l.green@usdoj.gov
- Kirsten Martinez Kirsten.Martinez@bonialpc.com
- Elissa Miller emiller@sulmeyerlaw.com,
emillersk@ecf.inforruptcy.com; ccaldwell@sulmeyerlaw.com
- Roksana D. Moradi-Brovia roksana@rhmfir.com,
matt@rhmfir.com; janita@rhmfir.com; susie@rhmfir.com; max@rhmfir.com; priscilla
@rhmfir.com; pardis@rhmfir.com; russ@rhmfir.com; rebecca@rhmfir.com; david@rh
mfir.com; sloan@rhmfir.com
- Ronak N Patel rpatel@rivco.org, dresparza@rivco.org; mdominguez@rivco.org
- Lee S Raphael ecfcca@ecf.courtdrive.com, ecfcca@ecf.courtdrive.com
- Matthew D. Resnik matt@rhmfir.com,
roksana@rhmfir.com; janita@rhmfir.com; susie@rhmfir.com; max@rhmfir.com; priscilla
@rhmfir.com; pardis@rhmfir.com; russ@rhmfir.com; rebecca@rhmfir.com; david@
rhmfir.com; sloan@rhmfir.com
- Cameron C Ridley Cameron.Ridley@usdoj.gov
- Donald W Sieveke ibmoola@yahoo.com, dws4law@pacbell.net
- Valerie Smith claims@recoverycorp.com
- Diana Torres-Brito ecfcca@ecf.courtdrive.com, dtorres-brito@pralc.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL [CONTINUED]:

Hon. Scott C. Clarkson
U.S. Bankruptcy Court
Central District – S.A. Division
411 West Fourth Street, Suite 5130
Santa Ana, CA 92701-4593

Ronald Ward Komers
40642 Camino Noroeste
Murrieta, Ca 92562

Debtor's Agent/Broker:

Barbara Walker, Coldwell Banker
Representing: Ronald Komers
450 Exchange
Irvine, CA 92602.

Buyer's Agent/Broker:

Jason Freidman, Keller Williams Beach Cities
Representing: Gabrielle Sulc and Chad Vraney
1500 PCH
Hermosa Beach, CA 90254

ALL REMANINING CREDITORS:

Franchise Tax Board
Bankruptcy Section MS: A-340
PO Box 2952
Sacramento, CA 95812

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101

U. S. Securities and Exchange Commission
Attn: Bankruptcy Counsel
444 South Flower Street, Suite 900
Los Angeles, CA 90071-9591

Attorney General
United States Department of Justice
Ben Franklin Station
P. O. Box 683
Washington, DC 20044

Civil Process Clerk
United States Attorney's Office
Federal Building, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012

Amex
P.o. Box 981537
El Paso, TX 79998

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

Bank Of America
Po Box 982238
El Paso, TX 79998

Bank of America, N.A.
PO BOX 31785
Tampa, FL 33631-3785

Bank Of America, N.a.
4909 Savarese Circle
Tampa, FL 33634

California Bank & Trust
7730 South Union Park Ave,
Suite 350

Midvale, Utah 84047

Capital One Bank Usa N
Po Box 30281
Salt Lake City, UT 84130

Capital One Bank (USA), N.A.
by American InfoSource as agent
PO Box 71083
Charlotte, NC 28272-1083

County of Riverside
c/o Nazik Hasan
Deputy County Counsel
3960 Orange St., #500
Riverside, CA 92501

Heartcore Business
249 S. Highway, Suite 101-340
Solana Beach, CA 92075-1807

JPMCB Card
Po Box 15369
Wilmington, DE 19850

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o Robertson, Anschutz & Schneid, P.L.
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487

Luther Burbank Savings
1515 West 190TH Street, Suite 275
Gardena, CA 90248

Luther Burbank Savings
c/o Steven Casselberry
Musick, Peeler & Garrett, LLP
650 Town Ctr. Dr., Ste. 1200
Costa Mesa, CA 92626-1925

Michael Marinacci
c/o Carl F. Agren
Agren Law Firm, PC
2600 Michelson, Suite 770
Irvine, CA 92612

New Res-Shellpoint Mtg
55 Beattie Place
Greenville, SC 29601

Riverside County Tax Collector
4080 Lemon Street
Riverside, CA 92501

Wescom Central Credit
123 S. Marengo Ave
Pasadena, CA 91101

Santa Rosa West HOA
28715 Via Montezuma #B
Temecula, CA 92590

Wescom Central Credit Union
5601 E. La Palma Ave.
Anaheim, CA 92807

Santa Rosa West Association
c/o Fiore, Racobs & Powers
6820 Indiana Ave., Suite 140
Riverside, CA 92506

Wilmington Trust, N.A.
c/o NewRez LLC
d/b/a Shellpoint Mortgage Servicing
PO Box 10826
Greenville, South Carolina 29603-0826

SL Capital 2020, LLC
18383 Preston Road
Suite 425
Dallas, TX 75252

Michael Marinacci
29743 Niguel Rd #E
Laguna Niguel, CA 92677-5021

Syncb/sams Club Dc
Po Box 965005
Orlando, FL 32896

Ventura County Credit Union
2575 Vista Del Mar, Suite 100
Ventura, CA 93001

Thd/cbna
Po Box 6497
Sioux Falls, SD 57117

ZB, N.A. dba California Bank & Trust
Matt Snell
1875 South Redwood Road
Salt Lake City, Utah 84104

Ventura County Cu
6026 Telephone Rd
Ventura, CA 93003

ZIONS BANCORPORATION, N.A., et al
c/o Cenlar, FSB
Attn: Default Accounting
425 Phillips Boulevard
Ewing, NJ 08618

Wells Fargo Dealer Svc
Po Box 10709
Raleigh, NC 27605

RETURNED MAIL/REMOVED CREDITORS:

California Bank & Trust
7730 S Union Park Ave St
Midvale, UT 84047
(new address above)

California Bank & Trust
Po Box 711510
Santee, CA 92072
(new address above)

Luther Burbank S & L
819 4th St
Santa Rosa, CA 95404